

Chapter 64.90 RCW
WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT

Sections

I. DEFINITIONS, APPLICABILITY, AND OTHER GENERAL PROVISIONS

- 64.90.010 Definitions.
- 64.90.015 No variation by agreement.
- 64.90.020 Separate titles and taxation.
- 64.90.025 Applicability of local ordinances, regulations, and building codes.
- 64.90.030 Eminent domain.
- 64.90.035 Supplemental general principles of law applicable.
- 64.90.040 Construction against implicit repeal.
- 64.90.045 Application—Construction.
- 64.90.050 Unconscionable agreement or term of contract.
- 64.90.055 Obligation of good faith.
- 64.90.060 Remedies.
- 64.90.065 Adjustment of dollar amounts.
- 64.90.070 Electronic signatures in global and national commerce act.
- 64.90.075 Common interest communities, new.
- 64.90.080 Common interest communities, preexisting.
- 64.90.085 Common interest communities, amendments to.
- 64.90.090 Prior condominium statutes.
- 64.90.095 Election of preexisting common interest communities.
- 64.90.100 Common interest communities, nonresidential and mixed-use.
- 64.90.105 Common interest communities, out-of-state.
- 64.90.110 Exempt real estate arrangements.
- 64.90.115 Other exempt covenants.

II. CREATION, ALTERATION, AND TERMINATION OF COMMON INTEREST COMMUNITIES

- 64.90.200 Common interest communities, creation of.
- 64.90.205 Reservation of name.
- 64.90.210 Unit boundaries.
- 64.90.215 Construction and validity of governing documents.
- 64.90.220 Description of units.
- 64.90.225 Declaration—Contents.
- 64.90.230 Leasehold common interest communities.
- 64.90.235 Allocated interests.
- 64.90.240 Limited common elements.
- 64.90.245 Maps—Exception—Amendments—Requirements—Recording.
- 64.90.250 Development rights.
- 64.90.255 Common elements and units—Alterations.
- 64.90.260 Unit boundaries—Relocation.
- 64.90.265 Subdivision and combination of units.
- 64.90.270 Monuments as boundaries.
- 64.90.275 Sales purposes.
- 64.90.280 Easement and use.
- 64.90.285 Amendment of declaration.
- 64.90.290 Termination.
- 64.90.295 Rights of secured lenders.
- 64.90.300 Master association.
- 64.90.305 Delegation of power to subassociations.
- 64.90.310 Merger or consolidation.
- 64.90.315 Addition of unspecified real estate.

- 64.90.320 Large scale communities.
- 64.90.325 Judicial termination.
- 64.90.340 New interests minimum density.
- 64.90.350 New common interest communities—Accessory dwelling units.

III. MANAGEMENT OF THE COMMON INTEREST COMMUNITY

- 64.90.400 Unit owners association—Organization.
- 64.90.405 Powers and duties.
- 64.90.410 Board members, officers, and committees.
- 64.90.415 Period of declarant control—Transition.
- 64.90.420 Transfer of association property.
- 64.90.425 Transfer of special declarant rights.
- 64.90.430 Contracts and leases—Termination.
- 64.90.435 Organizational documents.
- 64.90.440 Maintenance, repair, replacement—Liability of unit owner
—Inspection.
- 64.90.445 Meetings.
- 64.90.450 Quorum.
- 64.90.455 Unit owner voting.
- 64.90.460 Liability—Tolling.
- 64.90.465 Conveyance or encumbrance of common elements.
- 64.90.470 Insurance.
- 64.90.475 Accounts and records—Reconciliation.
- 64.90.480 Assessments and capital contributions.
- 64.90.485 Liens—Enforcement—Notice of delinquency—Second notice.
- 64.90.490 Other liens.
- 64.90.495 Association records.
- 64.90.500 Association as trustee.
- 64.90.505 Rules—Notice.
- 64.90.510 Regulatory authority—Limitations—Governing documents—
Association may adopt certain rules.
- 64.90.512 Installation of drought resistant landscaping or wildfire
ignition resistant landscaping.
- 64.90.513 Electric vehicle charging stations.
- 64.90.515 Notice.
- 64.90.520 Officers and board members—Removal.
- 64.90.525 Budgets—Assessments—Special assessments.
- 64.90.530 Financial statements—Association funds.
- 64.90.535 Reserve accounts.
- 64.90.540 Reserve account—Withdrawals.
- 64.90.545 Reserve study.
- 64.90.550 Reserve study—Contents.
- 64.90.555 Reserve study—Demand—Enforcement.
- 64.90.560 Reserve account—Reserve study—Reserve disclosure—
Liability.
- 64.90.565 Tenant screening.
- 64.90.570 Licensed family home child care or licensed child day care
center—Regulations—Liability.

IV. PROTECTION OF PURCHASERS

- 64.90.600 Applicability—Waiver.
- 64.90.605 Public offering statement—Liability.
- 64.90.610 Public offering statement—General provisions—Notice.
- 64.90.615 Public offering statement—Common interest communities
subject to development rights.

64.90.620 Public offering statement—Conversion buildings.
64.90.625 Public offering statement—Disclosure document.
64.90.630 Public offering statement—Contract of sale—Conveyance
restriction.
64.90.635 Purchaser's right to cancel.
64.90.640 Unit resales—Resale certificate.
64.90.645 Deposits—Escrow.
64.90.650 Liens—Release.
64.90.655 Conversion buildings—Tenant rights—City and county
requirements—Violations.
64.90.660 Conversion buildings—Common interest community units—
Report.
64.90.665 Express warranties.
64.90.670 Implied warranties of quality.
64.90.675 Implied warranties of quality—Exclusion or modification.
64.90.680 Warranties of quality—Breach—Actions for construction
defect claims.
64.90.685 Action to enforce right granted, obligation imposed—Court
may award reasonable attorneys' fees and costs—
Alternative dispute resolution allowed.
64.90.690 Promotional material—Labeling requirement.
64.90.695 Improvements—Duties of declarant.
64.90.700 Conversion building notice.
64.90.900 Short title.
64.90.910 Effective date.